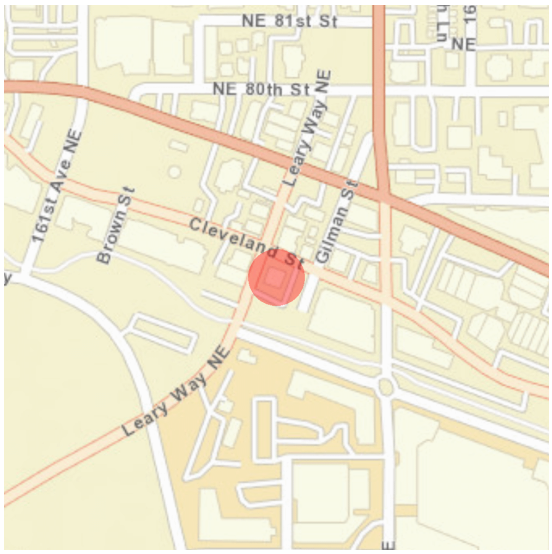
Historic Property Report

Historic Name: Bill Brown Building

Property ID: 46758

Location



Address: 7824 Leary Way, Redmond, WA 98052

Tax No/Parcel No: 7198800025

Plat/Block/Lot: Blk 2 Lots 1-2

Geographic Areas: REDMOND Quadrangle, King County, T25R05E11, King County Certified Local Government, Congressional District 1, 48

Information

Number of stories:

Construction Dates:

Construction Type	Year	Circa
Built Date	1905	☑

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Historic Name: Bill Brown Building Property ID: 46758

Historic Use:

Category	Subcategory
Commerce/Trade	Commerce/Trade - Restaurant
Commerce/Trade	Commerce/Trade - Restaurant

Historic Context:

Category
Architecture
Politics/Government/Law
Commerce
Entertainment/Recreation

Architect/Engineer:

Category	Name or Company
Builder	Brown, Bill

Thematics:

Local Registers and Districts

Name	Date Listed	Notes

Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
090806-11-FTA, , East Link Project, Seattle to Bellevue to Redmond		Determined Eligible	, 2/11/2014
2005-10-00155, , Redmond		Not Determined	
2005-10-00155, , Redmond		Not Determined	
2017-04-02368, , Downtown Redmond Link Extension		Determined Eligible	Greg Griffith, 5/1/2018

Photos

West Elevation

North and West Elevations

The Matador, southwest corner, 2017

The Matador, east elevation, 2017

The Matador, facade, 2017

The Matador, facade, 2017

Southwest Corner

South and West Elevations

Historic Property Report

Historic Name: Bill Brown Building

Property ID: 46758

Inventory Details - 10/1/1998

Common name: The Matador

Date recorded: 10/1/1998

Field Recorder: Stephen Emerson

Field Site number:

SHPO Determination

Detail Information

Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Commercial
Roof Type	Flat with Parapet
Cladding	Brick

Styles:

Period	Style Details
Early 20th Century American Movements (1900-1940)	Commercial

Surveyor Opinion

Property appears to meet criteria for the National Register of Historic Places: Yes

Property is located in a potential historic district (National and/or local): Yes

Property potentially contributes to a historic district (National and/or local): Yes

Significance narrative: [Emerson, 1998 Survey] The Brown Building was financed by Bill Brown, a Redmond businessman and civic leader who served as Mayor for many years. He opened his first business, a saloon, in 1910. It was located in a wood-frame building on the site of the present brick structure, which was built in 1913. Brown operated a saloon in the northern portion of the new building, and a barber shop and drugstore occupied the other storefront spaces. The upper level served as a community gathering place for entertainment and, later, as a lodge hall and meeting room. For many years it was the largest brick structure in Redmond. It has been in continuous use as a business location until the present day. It is significant as one of the best preserved examples of commercial architecture in the early Redmond business district and retains remarkable exterior architectural integrity. It appears to be eligible for inclusion on the National Register of Historic Places and is a contributing element of the potential Redmond City Center Historic District.

Physical description: [Emerson, 1998 Survey] This property is a two-story red brick commercial building with a flat built-up roof and a concrete foundation. The roof line is defined by a brick parapet, with concrete coping, on the north, west, and south sides. The primary facades of this corner lot building face west and north. Below the parapet on these sides is a metal cornice entablature supported by widely spaced modilion blocks. The primary storefront entries are located on the west side. These include a recessed corner entry, with the corner supported by a square brick pillar, two other recessed storefront entries and a recessed entry door, with transom light, that accesses the upper level of the building. The three storefront entries feature wood and glass doors and large display windows, all with transom lights. In addition, large multiple transom lights are situated above each storefront and the upper level access entry. At present these are covered with a plastic or canvas material. The walkways preceeding three of the entries retain decorative tile work that is probably original. The second level of the west facade features four large window units, each consisting of a central fixed sash picture window flanked by wood sash double-hung windows, all of which have transom lights above. Brick decor of this facade includes corbeling above the windows, triangular details beneath each modillion block of the cornice, a window sill string course, and another string course separating the upper and lower level. The north facade features two secondary glass and wood entry doors with large transom lights, and wood sash double-hung windows, five above and two on the first level. The east side contains a first level entry and two rows of wood sash double-hung windows which have segmental arches and brick sills. One lower window opening has been partially filled in and one upper level window has been removed and replaced by a door that accesses a newer wood-frame fire escape. The south facade probably was originally a blank brick surface. Fenestration (lower level entry door and three upper level window openings) appears to have been opened at a later date.

Bibliography:

Bagley, Clarence B., History of King County, Washington, Vol. 1, S.J. Clarke Publishing Company: Chicago, Seattle, 1929.

Sanborn Fire Insurance Maps, Redmond, 1908, 1926, 1926 (corrected 1930).

Way, Nancy, Our Town Redmond, Marymoor Museum, Redmond, 1989.

Historic Property Report

Historic Name: Bill Brown Building

Property ID: 46758

Inventory Details - 4/18/2005

Common name: The Matador

Date recorded: 4/18/2005

Field Recorder: L. Melton

Field Site number:

SHPO Determination

Detail Information

Characteristics:

Category	Item
Cladding	Brick
Plan	Rectangle
Form Type	Commercial
Roof Type	Flat with Parapet

Styles:

Period	Style Details
Early 20th Century American Movements (1900-1940)	Commercial

Surveyor Opinion

Property appears to meet criteria for the National Register of Historic Places: Yes

Property is located in a potential historic district (National and/or local): No

Significance narrative:

[Emerson, 1998 Survey] The Brown Building was financed by Bill Brown, a Redmond businessman and civic leader who served as Mayor for many years. He opened his first business, a saloon, in 1910. It was located in a wood-frame building on the site of the present brick structure, which was built in 1913. Brown operated a saloon in the northern portion of the new building, and a barber shop and drugstore occupied the other storefront spaces. The upper level served as a community gathering place for entertainment and, later, as a lodge hall and meeting room. For many years it was the largest brick structure in Redmond. It has been in continuous use as a business location until the present day. It is significant as one of the best preserved examples of commercial architecture in the early Redmond business district and retains remarkable exterior architectural integrity. It appears to be eligible for inclusion on the National Register of Historic Places and is a contributing element of the potential Redmond City Center Historic District.

[2005 Update]: This property is associated with the earliest period of commercial, civic and residential construction (1889-1911) generated by the completion of the Lake Shore and Eastern Railroad, which facilitated active timber clearing and lumber milling and provided regular passenger service.

This building is significant for its architecture, its association with Bill Brown, its association with the development of Redmond and its association to the Order of the Knights of Pythias. The second floor was used by the Knights of Pythias. Additional research is needed on the history of this group in Redmond.

This resource appears to be eligible for the National Register of Historic Places and the Local Register of Historic Landmarks.

Reference Emerson's 1998 Survey.

Historic Property Report

Historic Name: Bill Brown Building Property ID: 46758

Physical description:

[Emerson, 1998 Survey] This property is a two-story red brick commercial building with a flat built-up roof and a concrete foundation. The roof line is defined by a brick parapet, with concrete coping, on the north, west, and south sides. The primary facades of this corner lot building face west and north. Below the parapet on these sides is a metal cornice entablature supported by widely spaced modilion blocks. The primary storefront entries are located on the west side. These include a recessed corner entry, with the corner supported by a square brick pillar, two other recessed storefront entries and a recessed entry door, with transom light, that accesses the upper level of the building. The three storefront entries feature wood and glass doors and large display windows, all with transom lights. In addition, large multiple transom lights are situated above each storefront and the upper level access entry. At present these are covered with a plastic or canvas material. The walkways preceeding three of the entries retain decorative tile work that is probably original. The second level of the west facade features four large window units, each consisting of a central fixed sash picture window flanked by wood sash double-hung windows, all of which have transom lights above. Brick decor of this facade includes corbeling above the windows, triangular details beneath each modillion block of the cornice, a window sill string course, and another string course separating the upper and lower level. The north facade features two secondary glass and wood entry doors with large transom lights, and wood sash double-hung windows, five above and two on the first level. The east side contains a first level entry and two rows of wood sash double-hung windows which have segmental arches and brick sills. One lower window opening has been partially filled in and one upper level window has been removed and replaced by a door that accesses a newer wood-frame fire escape. The south facade probably was originally a blank brick surface. Fenestration (lower level entry door and three upper level window openings) appears to have been opened at a later date.

[2005 Update]: This building retains a high degree of integrity. The "triangular details beneath each modillion block of the cornice" mentioned by Emerson is the symbol used by the Knights of Pythias.

Reference Emerson's 1998 Survey.

Bibliography:

King County Property Record Cards (c.1938-1971), Puget Sound Regional Archives, Pritchard-Fleming Building, 3000 Landerholm Circle SE, MS-N100, Bellevue, WA 98007.

Hardy, Naomi. Historic Downtown Redmond Walking Tour. May 2001.

Historic Property Report

Historic Name: Bill Brown Building

Property ID: 46758

Inventory Details - 2/19/2007

Common name: Big Time Pizza

Date recorded: 2/19/2007

Field Recorder: A. Gillespie

Field Site number: 1256-114

SHPO Determination 090806-11-FTA determined on 2/11/2014

Detail Information

Characteristics:

Category	Item
Structural System	Wood - Balloon Frame
Foundation	Concrete - Poured
Plan	Square
Roof Material	Asphalt/Composition
Cladding	Brick - Common Bond
Roof Type	Flat with Parapet
Form Type	Commercial

Styles:

Period	Style Details
No Style	No Style

Surveyor Opinion

Property appears to meet criteria for the National Register of Historic Places: Yes

Property is located in a potential historic district (National and/or local): No

Significance narrative:

Bill Brown served as mayor of Redmond from 1919 to 1948. Beginning well before he became mayor, he operated a variety of businesses. In 1910, Brown built his first building at Leary and Cleveland, the wood-frame building that housed his saloon. He tore it down three years later and built the brick building that still stands at that corner today. When it opened, it housed the saloon, a drugstore, and a barber shop. Upstairs was a community gathering space. When the saloon closed during prohibition, Brown explored other businesses, including an auto stage line and a logging business. Beginning about 1915, the space on the second floor of this building served as an unofficial Redmond City Hall.

The three original commercial bays on the west elevation, the Leary Way side, of the ground floor survive. Most of the window frames are original and much of the glass is as well. Even the triangular ornaments below the cornice brackets appear in historic photos of the building. The first floor interior has been altered, to allow one restaurant to occupy the entire floor. Some interior walls remain, but clearly some have been removed and others altered. The changes to the second floor interior are unknown.

This building is associated with much of the history of Redmond. While it may not have an association with particular significant events, it is strongly associated with Bill Brown – the mayor of Redmond for nearly 30 years. It is not an outstanding example of an architectural style, but is clearly the work of a master craftsman. The integrity of the building itself is clear. While the setting is not pristine, as some neighboring buildings have been destroyed and others altered, in some cases beyond recognition, there are enough historic buildings in the area to maintain the integrity of the setting. HRA recommends that this building is eligible for the National Register of Historic Places and the Washington Heritage Register. It is already listed in the Redmond Heritage Landmarks Register.

Physical description:

This two-story common bond brick building combines elements of several architectural styles. The prominent cornice is an element of the Italian Renaissance style, but buildings of this style are generally constructed of stone and have an elaborate entry and a rusticated first story. The simple brackets under the cornice evoke multiple architectural styles. While the brick corbelling and the belt course between the stories are not ornate examples of these details, they do indicate that the brick mason was an accomplished craftsman and that whoever designed the building, whether it was Bill Brown, the brick mason, or someone else, had a eye for detail.

Bibliography:

Ching, Francis D. K. A Visual Dictionary of Architecture. New York: John Wiley & Sons, Inc., 1995.

Hardy, Naomi. Historic Downtown Redmond Walking Tour. Redmond, Washington: Redmond Historical Society and the Eastside Heritage Center, 2001.

King County Property Records. < http://www.metrokc.gov/GIS/mapportal/PViewer_main.htm> March 1, 2007 and Puget Sound Regional Archives.

McAlester, Lee and Virginia. A Field Guide to American Houses. New York: Alfred a Knopf, 2003.

Historic Property Report

Historic Name: Bill Brown Building

Property ID: 46758

Inventory Details - 4/3/2017

Common name: Bill Brown Building

Date recorded: 4/3/2017

Field Recorder: Chrisanne Beckner

Field Site number: 001

SHPO Determination affirming eligibility following 2007 changes.

Detail Information

Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Commercial - Two-Part Block
Roof Type	Flat with Parapet
Roof Material	Asphalt/Composition - Built Up
Cladding	Brick - Common Bond
Plan	Square

Styles:

Period	Style Details
Early 20th Century American Movements (1900-1940)	Commercial

Surveyor Opinion

Property appears to meet criteria for the National Register of Historic Places: Yes

Property is located in a potential historic district (National and/or local): No

Property potentially contributes to a historic district (National and/or local): No

Significance narrative:

The building is being resurveyed due to a change in condition. While the building's basic details remain the same, it was altered in 2007, the same year it was initially surveyed, for the current tenant, a restaurant called the Matador. Primary alterations include the addition of a wrought-iron arch at the primary entry and the addition of a large, enclosed patio on the rear (west) elevation, as well as storage and systems that have been integrated into the rear elevation of the building under an existing external stair. Also, a secondary entry on the south elevation has been sealed with brick.

These alterations, including the wrought iron arch added to the primary façade, appear to be reversible. The added wrought iron framing was fitted around existing brick elements, and installation does not appear to have damaged or altered original materials in such a way as to affect the building's eligibility to the NRHP. Other additions have been confined to secondary elevations and are less significant than those on the primary façade. The wrought iron-enclosed courtyard appears to be detached from the building. While it alters the setting and the feeling of the building somewhat, the alteration is minor. The addition of storage and systems at the external stair also appear to be minor and have appropriately been confined to the least significant elevation of the building. The sealing of a secondary entry on the south elevation is not sufficient to affect the building's integrity. Furthermore, all these alterations were in place when the building was officially determined eligible by DAHP in 2014. Despite these changes, the building also remains a Redmond City Landmark (City of Redmond 2017).

HRA recommends that the building remains significant under Criterion B for its association with former Redmond mayor, Bill Brown, and under Criterion C as a significant and distinctive example of an early twentieth century commercial, two-part block. The building retains integrity of location and setting, as it remains integrated into downtown Redmond's historic core. It retains sufficient integrity of design, materials, and workmanship in spite of minor alterations. It retains integrity of feeling and association as it retains its original commercial use and its associations with historic figures.

HRA recommends that the building retains sufficient significance and integrity to remain eligible for listing in the National Register of Historic Places under Criteria B and C. The building also remains eligible for listing on state and local registers for its architectural character and its associations with significant historic people.

Physical description:

The commercial building known as the Bill Brown Building at 7824 Leary Way NE is a two-story brick commercial block constructed in 1913. It sits on a poured concrete foundation, is constructed with red brick in common bond, and is topped by a flat, built-up roof. Its primary façade faces west and includes a recessed, canted entry with a brick pillar supporting the northwest corner. The building's primary west-facing façade features two additional storefronts with recessed entry doors and display windows, as well as an off-center door to the building's upper floor. All storefronts include swinging doors paired with wide, wood-framed display windows and topped by wood-framed transoms. The facade's second story is symmetrical with four bays separated by brick pilasters. Each bay includes a large, fixed, wood-framed window flanked by two double-hung, one-over-one, wood-framed windows. These three-part windows are topped by three fixed lights and a lintel of soldier bricks. Pilasters include decorative brick-formed triangles up near the cornice, which consists of courses of progressive, projecting brick. The brick banding is topped by a metal cornice entablature supported by widely spaced modillions. Openings on secondary elevations include wood doors and wood-framed windows with segmented arches above and brick sills below.

Bibliography:

City of Redmond
2017 Redmond Heritage Resource Register. Electronic document, http://online.encodeplus.com/regs/redmond-wa/doc-viewer.aspx#secid-4225, accessed March 16, 2017.

Department of Archaeology and Historic Preservation (DAHP)
2013 DAHP PROJECT: 123112-11-FHWA FHWA: Redmond Way and Cleveland Street Couplet, Fed Aid TBD. Electronic document, https://secureaccess.wa.gov/dahp/wisaardp3/, accessed March 6, 2017.
2014 DAHP PROJECT: 090806-11-FTA FTA. East Link Project, Seattle to Bellevue to Redmond. Electronic document, https://secureaccess.wa.gov/dahp/ wisaardp3/, accessed March 6, 2017.
2017 Washington Heritage Register. Electronic document, http://www.dahp.wa.gov/washington-heritage-register, accessed March 16, 2017.

Historical Research Associates, Inc. (HRA) and CH2M Hill
2011 Sound Transit East Link Project, Appendix H4, Historic and Archaeological Resources Technical Report, prepared for Sound Transit, on file with Sound Transit, Seattle, WA.

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2017 Landmarks Ordinance 10474, KC 20.62: Protection and Preservation of Landmarks, Landmark Sites, and Districts. Electronic document, http://www.kingcounty.gov/~/media/services/home-property/historic-preservation/documents/KCLC/LC-Landmarks-Ordinance-10474.ashx?la=en, accessed March 16, 2017.

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2002 How to Apply the National Criteria for Evaluation Bulletin. Electronic document, http://www.nps.gov/nr/publications/bulletins/nrb15/index.htm, accessed February 19, 2016.